

Brewster Conant
562 Main Street
Acton, Mass. 01720

January 27, 2014

TO: Board of Appeals

Dear members of the Board of Appeals

I am writing to address concerns about the proposed Post Office Crossing development. As background, attached is my letter to the Board of Selectmen dated September 10, 2012.

While my concerns expressed in that letter remain, there are additional concerns, which have grown as the project has advanced. That said, I realize I may not have been able to find all the documents, which have been filed most recently.

First, an error of fact, which has persisted from the initial information meeting: my property to the north of the project is shown as the Water Supply District. The plan reference is correct, however that plan shows the division of my land into two parcels, with only Parcel 2B going to the Water District for the Conant II well. The plan also shows the AET sewer line improperly located on my parcel. The engineers/surveyors have confused the AT&T telephone easement, which crosses my land with the sewer line for Acton Environmental Testing (AET) that lies on the AET lot.

I have also asked the Post Office Square petitioners for permanent visible marking of the bounds of the property (to be included with the landscaping plan, which I couldn't locate in their submissions) to deter trespassing on what is likely to be considered "open land" by the development's inhabitants.

Another matter of concern, as it may affect the Conant II Wells, is the matter of increased stormwater runoff and the maintenance of both the stormwater system and the septage system under a Homeowners Association arrangement. Since this is not proposed as a condominium ownership project, it is my understanding that there needs to be testing to show compliance with Title 5 for each of the 12 lots. While the septage area is not in Zone 2 of the aquifer, the stormwater filtration bed is, and should be required to meet all Town standards for groundwater protection since it is close to the Conant II well field.

Finally, I again strongly support the comments made by the planning department in 2012 as part of their initial evaluation of this project under the Comprehensive Permit Policy, that this development is not well located, lacks connectivity to shopping and Town recreation areas, and has no designated open space.

Brewster Conant
Abutter

Cc: Board of Selectmen
Water Supply District of Acton

RECORD OWNER

BREWSTER CONANT
549 MAIN STREET
ACTON, MA 01720

REFERENCE

MIDDLESEX REGISTRY OF DEEDS
SOUTH DISTRICT
DEED BOOK 13793 PAGE 584
PLAN NO. 424 OF 1958

ZONING DISTRICT

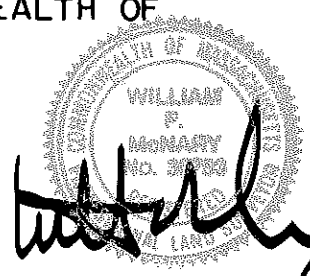
RESIDENCE 8/4
GROUNDWATER PROTECTION DISTRICT
ZONE 1
ZONE 2
ZONE 3
ZONE 4

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED
IN CONFORMITY WITH THE RULES AND REGULATIONS OF
THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

27 FEB 95

DATE

REG. PROFESSIONAL LAND SURVEYOR



PLANNING BOARD ENDORSEMENT
IS NOT A DETERMINATION AS TO
CONFORMANCE WITH ZONING
REQUIREMENTS.

NOTES:

1. PARCEL 2B IS NOT A
LEGAL BUILDING LOT; IT IS
SHOWN FOR CONVEYANCE
PURPOSES ONLY.
2. FOR LOCATION OF WETLANDS
REFER TO WETLANDS AS
MAPPED BY I.E.P., INC. IN
1980, AS SHOWN ON THE
TOWN ATLAS.

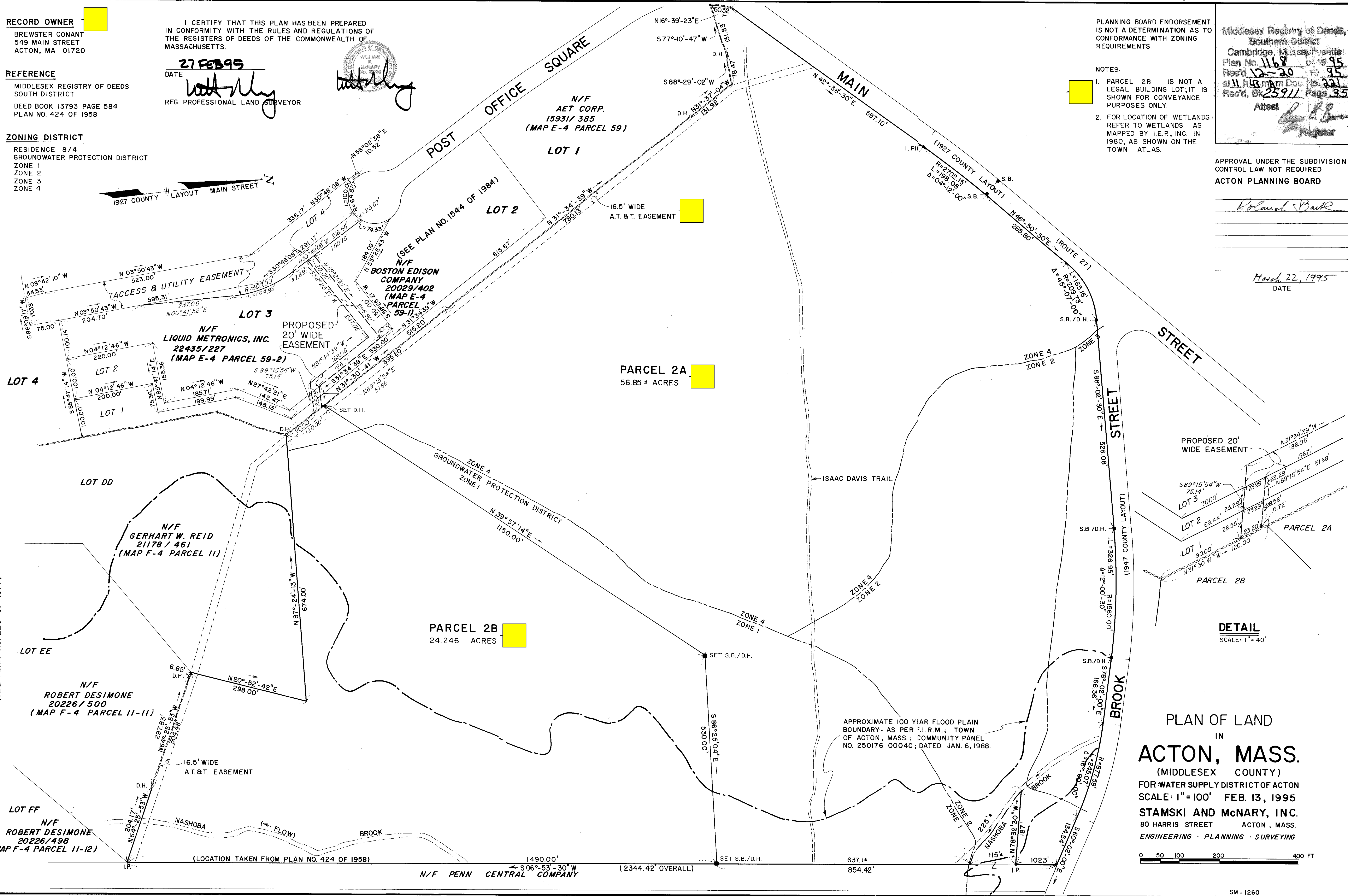
Middlesex Registry of Deeds,
Southern District
Cambridge, Massachusetts
Plan No. 1168 of 1995
Rec'd 12-20-95
at 11:45 am Doc No. 221
Rec'd, Bk 25911 Page 35

Attest

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED
ACTON PLANNING BOARD

Roland Bank

March 22, 1995
DATE



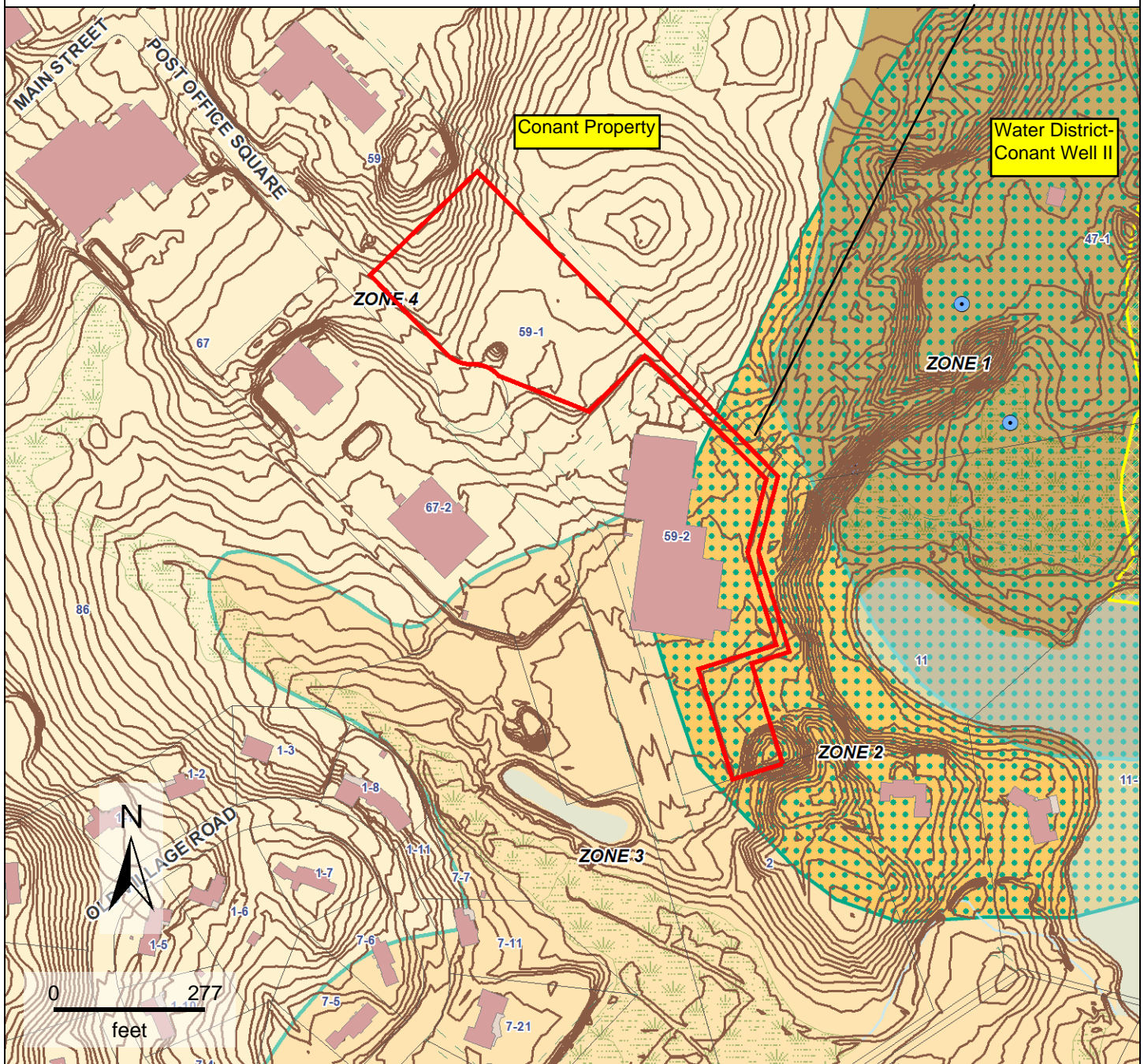
DETAIL
SCALE: 1" = 40'

PLAN OF LAND
IN
ACTON, MASS.
(MIDDLESEX COUNTY)
FOR WATER SUPPLY DISTRICT OF ACTON
SCALE: 1" = 100' FEB. 13, 1995
STAMSKI AND McNARY, INC.
80 HARRIS STREET ACTON, MASS.
ENGINEERING · PLANNING · SURVEYING

0 50 100 200 400 FT

SM - 1260

Acton GIS-6 Post Office Sq Vicinity

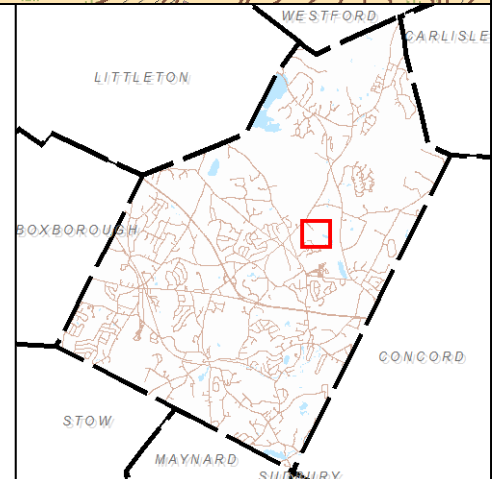
**Property Information**

Property ID E4-59-1
Location 6 POST OFFICE SQ



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

This data set/map is for planning purposes only and should not be used for larger scale analysis. The Town of Acton shall not be held liable for any use of the data or images shown on this map, nor is any warranty of accuracy expressed. All uses of this data set/map are subject to field verification.





GROUNDWATER PROTECTION DISTRICT MAP

 OVERLAPPING ZONE 2








- ZONES
-  ZONE 1
 -  ZONE 2
 -  ZONE 3
 -  ZONE 4

NATURAL RESOURCES

 DEP RIVERS & STREAMS

- DEP WETLANDS
-  WET AREAS
 -  PONDS

NATURAL HERITAGE FEATURES




-  CERTIFIED VERNAL POOLS
-  BIOMAP CORE HABITAT
-  BIOMAP SUPPORTING NATURAL LANDSCAPE
-  ESTIMATED HABITATS OF RARE WILDLIFE
-  LIVING WATERS CORE HABITATS
-  LIVING WATERS CRITICAL SUPPORTING WATERSHED
-  NATURAL COMMUNITIES
-  PRIORITY HABITATS OF RARE SPECIES

TOPOGRAPHY

 2' CONTOURS

- STRUCTURES
-  BUILDING
 -  DECK
 -  FOUNDATION
 -  FUEL TANK
 -  MOBILE
 -  PORCH
 -  RUINS
 -  SMOKESTACK
 -  WATERTANK

TOWN DATA

- EASEMENTS
-  CONDO
 -  EASEMENT
- PARCELS
-  TOWN BOUNDARY

**Brewster Conant
562 Main Street
Acton, MA 01720**

September 10, 2012

To the Members of the Board of Selectmen,

I am writing as a direct abutter to the northeast of the proposed Post Office Crossing development (less a roughly 25' strip of land used for septic purposes by AET Corporation). I am deeply concerned with this inappropriate use of land. The proposed project is located in an industrial park and will be an isolated neighborhood development without nearby access to public areas (.6 miles to Library and Town Offices) and shopping areas (.8 miles), while there is other residentially zoned land extant.

Currently, no recreation or open a space is provided by the site, nor is any such land owned by the Town nearby. The Isaac Davis Trail is located on my abutting parcel, about .2 miles away. While permission was granted the Town in 1964 to pass over said Trail for April 19 and July 4 Celebrations, this abutting parcel is also certain to be viewed as "open space" for use by the inhabitants, particularly children, of the development. I am also very concerned it will be used as a shortcut to shopping areas on Great Road.

Additionally, any proposed sidewalks on Brook Street for safety purposes to get around the problem above will very likely require land takings and involve substantial wetland issues. As you know, a significant portion of both sides of Brook Street is owned by me.

Lastly, I should like to know the terms of sale to Charing Cross Realty. For instance, is the sale contingent on getting needed approvals of Town and State officials, and what options are there for the number of units allowed? In the documents I have seen, I have been unable to find any reference to these terms, and wonder if it is appropriate to be approving this project without having such terms available.

Again, this development, sited on an isolated parcel of industrial land which does not provide any open space nor safe convenient sidewalk access to access Great Road will invite uncontrollable trespassing issues for this abutting parcel.

**Brewster Conant
Abutter**